



Melville Avenue Blyth

A gorgeous Three Bedroom Semi detached house, located in this popular cul-de-sac on South Beach Estate. Within the catchment area for local schools. The property briefly comprises; Entrance lobby, light and airy lounge, downstairs WC, Kitchen /diner and Conservatory. Three good size bedrooms to the first floor, and recently refitted family bathroom with WC. The property benefits from front and rear gardens with garage off street parking.

Asking Price **£185,000**

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SAYER

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Blyth

PROPERTY DESCRIPTION

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, double radiator

GROUND FLOOR CLOAKS/WC

Double glazed window to front, low level WC, wash hand basin, radiator, part tiled wall

LOUNGE

Double glazed window to front, coving to ceiling, double radiator, double doors to dining kitchen.

DINING KITCHEN 15' 06" (4.72m) X 8' 08" (2.64m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in double electric oven and 5 burner gas hob, space for automatic washing machine and dishwasher. Part tiled walls, under stairs cupboard, integral fridge/freezer, radiator, double glazed window to rear, double glazed French door to rear.

FIRST FLOOR LANDING

Access to roof space

BEDROOM ONE 8' 09" (2.67m) X 13' 07" (4.14m)

Double glazed window to front x 2, fitted wardrobes, built in wardrobe, radiator

BEDROOM TWO 8' 10" (2.69m) X 9' 04" (2.84m)

Double glazed window to rear, radiator

BEDROOM THREE 5' 11" (1.8m) X 8' 11" (2.72m)

Double glazed window to rear, radiator

BATHROOM/WC

White three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, heated towel rail, extractor fan, double glazed frosted window to side.

FRONT GARDEN

Lawned area, driveway providing off street parking leading to garage.

REAR GARDEN

Lawned area, patio, flower, tree and shrub borders, external water supply, decked area, fenced boundaries, gated access to side.

GARAGE

Attached garage with up and over door, storage to eaves, light and power points



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre (Cabinet)
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

COUNCIL TAX BAND: C

EPC RATING: C

BL00011058.AJ.DS.09/05/2024.V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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